

**MOBILE CITY PLANNING COMMISSION
LETTER OF DECISION**

March 4, 2005

Steve Green
c/o Holley Homes
3817 St. Andrews Drive
Mobile, AL 36693

Re: Case #SUB2005-00027
The Grove U.M.C. Subdivision

East side of Snow Road, ¼ mile± North of the East terminus of Autumn Leaf Drive North.
1 Lot / 15.6± Acres

Dear Applicant(s) / Property Owner(s):

At its meeting on March 3, 2005, the Planning Commission approved the above referenced subdivision subject to the following conditions:

- (1) the dedication of sufficient right-of-way to provide 50 feet from the centerline of the proposed Grelot Road Extension;
- (2) the placement of a note on the final plat indicating that the site is limited to two curb cuts to Grelot Road and three curb cuts to Snow Road;
- (3) the depiction of the 25' building setback lines on the final plat from any dedication; and
- (4) the placement of a note on the final plat stating that, should the site adjoin residentially developed property, a buffer must be provided, per Section V.A.7 of the Subdivision Regulations.

After you have obtained all the necessary approval signatures and the plat has been recorded in the Mobile County Probate Office, seven copies of the recorded plat (including map book and page number) must be submitted to the Land Use Administration office. This procedure must be completed within one year, or the Tentative Approval will expire.

It is also requested that a digital copy of the final plat be submitted to the Land Use Administration office once the plat has been submitted to Probate for recording. This may be submitted on disk or via e-mail at henley@cityofmobile.org.

Steve Green
c/o Holley Homes (Case #SUB2005-00027
May 4, 2005
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If you have any questions regarding this action, please call this office at 251/208-5895.

Sincerely,

MOBILE CITY PLANNING COMMISSION
Victor McSwain, Secretary

By: /s/ Richard Olsen, Planner II

cc: Polysurveying Engineering – Land Surveying